



CITY OF FLAGLER BEACH
BUILDING AND PLANNING DEPARTMENT

RECEIVED

GENERAL APPLICATION		JAN - 5 2024
☐ Final Site Plan	☐ Preliminary Plat	City of Flagler Beach Building Department
☐ Master Site Plan	☐ Final Plat	
☐ Site Development Plan(s)	☐ Plat Vacating	
☒ Rezoning	☐ Subdivision Master Plan	
☐ Comprehensive Plan Amendment	☐ Non-statutory Land Division/Parcel Reconfiguration	
☐ Future Land Use Map Amendment	☐ Site Plan Modification (Post approval)	
☐ Special Exception	☐ Development Order Modification	
☐ Variance	☐ Wireless Communication Facility (new structure)	

Application Submittal Date: 1/5/24 PR224-0001

Fee Paid: \$ 835- Date Received: 1/5/24

Employee Accepting Application (print name): Bonnie Bramer

Rejected Date: _____ Rejected by: _____

Reason for Rejection: _____

A. PROJECT NAME: Rezoning Lot 8 W

B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS): Lot 8 W is adjacent to 112 N 6TH ST

C. PROPERTY APPRAISER'S PARCEL ID NUMBER(S): 1R123145D0000200081

D. LEGAL DESCRIPTION: _____ Subdivision Name: George Moody

Section: _____ Block(s): 2 Lot(s): West 30 Ft of Lot 8

E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE: 3,000 sq ft

F. FUTURE LAND USE MAP DESIGNATION: Commercial EXISTING ZONING DISTRICT: General Commercial

OVERLAY DISTRICT: _____

G. FLOOD ZONE: X FEMA COMMUNITY PANEL NUMBER: _____ DATE: _____

H. CURRENT USE OF PROPERTY: Vacant

I. DESCRIPTION OF REQUEST/PROPOSED DEVELOPMENT (ATTACH ADDITIONAL SHEETS) The goal is to change Lot 8 west to single Fam. Res. in order to combine it with Lot 7 so that an ADU/poolhouse can be built

J. PROPOSED NUMBER OF LOTS (If Applicable): _____ Development Phasing: Yes ☐ No ☐



CITY OF FLAGLER BEACH BUILDING AND PLANNING DEPARTMENT

K. LIST BELOW ANY APPLICATIONS CURRENTLY UNDER REVIEW OR RECENTLY APPROVED ASSOCIATED WITH THIS APPLICATION:

L. WATER/SEWER PROVIDER: City of Flagler Beach

M. EXISTING MORTGAGE? Yes ☐ No ☒

OWNER:	APPLICANT/AGENT:
Name: <u>Joseph Kovach + Jeanne Mommaerts</u>	Name:
Mailing Address: <u>112 N 6th St, Flagler Beach</u>	Mailing Address:
Phone Number: <u>380-317-4461</u>	Phone Number:
E-mail Address: <u>49Kovach@gmail.com</u>	E-mail Address:

MORTGAGE HOLDER:	ENGINEER OR PROFESSIONAL:
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

SURVEYOR:	LANDSCAPE ARCHITECT:
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

PLANNER:	TRAFFIC ENGINEER:
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

ATTORNEY OF RECORD:	DEVELOPER:
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:

I HEREBY CERTIFY THAT ALL INFORMATION ON THIS APPLICATION IS CORRECT:

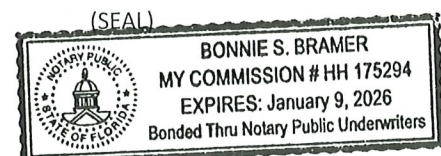
Signature of owner OR person authorized to represent this application:

Signature(s): Joseph Kovach Jeanne Mommaerts

Printed or typed name(s): Joseph Kovach Jeanne Mommaerts

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of January, 2024 by Joseph Kovach individual submitted by ☒ Personal Knowledge ☐ Satisfactory Evidence: Type Drivers License

Bonnie Bramer
Signature of Notary Public, State of Florida





City of Flagler Beach
PO Box 70 105 South 2nd Street
Flagler Beach, Florida 32136
Phone (386) 517-2000. Fax (386) 517-2008

PETITION FOR REZONING – (ZR)

TITLE CERTIFICATE WILL BE REQUIRED AS PROOF OF OWNERSHIP

PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION:

PETITIONER: Joseph Kovach

ADDRESS: 112 N 6TH St Flagler Beach, FL 32136

CONTACT NUMBERS: HOME: 330-317-6641 WORK _____ FAX _____

PETITIONER'S RELATION TO SUBJECT PROPERTY: Owner

LEGAL DESCRIPTION OF SUBJECT PROPERTY (Attach if necessary): George Moody SUBD Block 2 West

30 FT of Lot 8. Parcel ID: 1212314500000200081

PRESENT ZONING: General Commercial REQUESTED ZONING Single Family Res.

(NOTE: IF MORE THAN ONE ZONING CLASSIFICATION IS REQUESTED, ATTACH A COMPLETE LEGAL DESCRIPTION FOR EACH ZONING CLASSIFICATION REQUESTED.)

PROVIDE REASONS AND JUSTIFICATION FOR REQUESTED ZONING (See Item 4 on page 2) Written Statement, Attached): To change Lot 8W to Single Fam. Res. in order to combine it with lot 7 so that an ADU/pool/house can be built on the combined lots

STATE OF FLORIDA, County of Flagler

Subscribed and Sworn to (or affirmed) before me by

Joseph Kovach

SIGNATURE OF PETITIONER

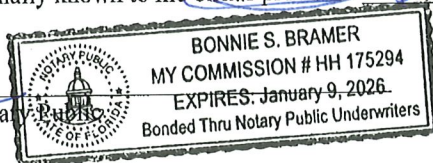
Joseph Kovach
PETITIONER'S NAME (Print/Type)

112 N 6TH St Flagler Beach
ADDRESS (Street, City) & Phone Number 330-317-6641

This 5 day of January, 2024. Who is personally known to me or has produced drivers license as identification.

Commission Number & Expiration

Notary



FOR USE WHEN PETITIONER IS THE OWNER OF SUBJECT PROPERTY

This is to certify that I am the owner in fee simple of subject lands described above in the Petition for Rezoning.

STATE OF FLORIDA,
County of Flagler

Subscribed and Sworn to (or affirmed) before me by

Joseph Kovach
SIGNATURE OF OWNER

Joseph Kovach
OWNER'S NAME (Print/Type)

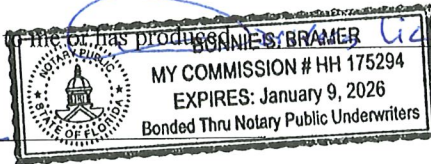
112 N 6TH St Flagler Beach
ADDRESS (Street, City) & Phone Number

330-317-6641

This 5 day of January, 2024. Who is personally known to me or has produced BONNIE S. BRAMER License as
identification.

Bonnie Bramer
Commission Number & Expiration

Notary Public



FOR USE WHEN PETITIONER IS THE AGENT OF THE OWNER OF SUBJECT PROPERTY

This is to certify that I am the owner of subject lands described above in the Petition for Rezoning and that I have authorized _____ to make and file the aforesaid Petition for Rezoning..

STATE OF FLORIDA,
County of Flagler

Subscribed and Sworn to (or affirmed) before me by

SIGNATURE OF OWNER

OWNER'S NAME (Print/Type)

ADDRESS (Street, City) & Phone Number

This ____ day of _____, 20____. Who is personally known to me or has produced _____ as
identification.

Commission Number & Expiration

Notary Public

Prepared By and Return To:
Suncoast Title Insurance Agency, Inc.
15 Cypress Branch Way, Suite 203
Palm Coast, FL 32164
incidental to the issuance of a title insurance policy.
File Number: 14-0467
Parcel ID: 121231-4500-00020-0081

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED dated August 29, 2014, by
J Ryan Realty, LLC, a New York Limited Liability Company
whose post office address is:
18 E 41st Street, Suite 1906, New York, NY 10017
hereinafter called the GRANTOR, to
Joseph Kovach, Jr. and Jeanne Mommaerts, husband and wife
whose post office address is:
600 N Central Avenue, Flagler Beach, FL 32136.
hereinafter called the GRANTEE

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situated in Flagler County, Florida, viz:

The Westerly 30 feet of Lot 8, Block 2, MOODY'S SUBDIVISION, according to the plat thereof, as recorded in Map Book 1, Page 24, of the Public Records of Flagler County, Florida.

Grantor warrants this VACANT Property.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2014 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in FEE SIMPLE forever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Signed in the presence of the following *TWO DIFFERENT* WITNESSES:

#1 Witness [Signature] J Ryan Realty, LLC, a New York Limited Liability Company
Signature: [Signature]
Print Name: Donna Bamba BY: [Signature]
#2 Witness [Signature] Bernard Gans, Member
Signature: [Signature]
Print Name: Sustan Shimcaske
State of: New York
County of: FLAGLER NY

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 29th day of August, 2014 by: BERNARD GANS, MEMBER, J RYAN REALTY, LLC, A NEW YORK LIMITED LIABILITY COMPANY who is personally known to me or who has produced a DRIVERS LICENSE as identification and who did take an oath.

(Notary Seal)

NOTARY PUBLIC Signature: [Signature]
My Commission # 01VA6238175
Expires: 4/14/15 Print Name: Claire Van Kirk

CLAIRE VAN KIRK
NOTARY PUBLIC-STATE OF NEW YORK
No. 01VA6238175
Qualified in New York County
My Commission Expires April 04, 2015

BOUNDARY & TOPOGRAPHIC SURVEY

LOT 7 & 8, BLOCK 2, OF MOODY SUBDIVISION, FLAGLER COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOT 7 & 8, BLOCK 2, OF MOODY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 24, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

SURVEY NOTES:

1. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
5. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 1203500232E, CITY OF FLAGLER BEACH, REVISED DATE JUNE 6, 2018, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE X, WHICH ARE AREAS OF MINIMAL FLOOD HAZARD (NAVD '88). THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP, AND NOT ON ACTUAL FIELD MEASUREMENTS.
6. ELEVATIONS ARE BASED ON N.G.S. MONUMENT "1 85 72 818" HAVING AN ELEVATION OF 26.07'. ALL ELEVATIONS ARE REFERENCED TO NAVD (NORTH AMERICAN VERTICAL DATUM) 1988.
7. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
8. THIS SURVEY MEETS THE HORIZONTAL CONTROL ACCURACY OF 1/7,500 FEET FOR AN ALTA LAND TITLE SURVEY.

SYMBOL LEGEND:

- CHAIN LINK FENCE
- CONCRETE UTILITY POLE
- CONCRETE MIXED END SECTION
- FIRE HYDRANT
- CLEAN OUT
- LIGHT POLE
- GATE VALVE
- HANDICAP PARKING SPACE
- CONCRETE
- DUAL SUPPORT SIGN
- SANITARY SINKER MANHOLE
- FLOOD LIGHT
- WATER METER
- BORING HOLE LOCATION
- WATER SERVICE
- SINGLE SUPPORT SIGN
- WATER VALVE
- STORM DRAINAGE MANHOLE
- IRRIGATION CONTROL VALVE
- TELEPHONE RISER
- ELECTRICAL RISER
- GUY ANCHOR
- UNDERGROUND PIPE (SIZE & TYPE NOTED)
- CABLE RISER
- RECLAIMED WATER SERVICE

Surveyor's Certification:

I hereby certify that the attached "Boundary & Topographic Survey" of the herein-described property is true and correct to the best of my knowledge, information and belief as surveyor of the field on November 15, 2018. I further certify that this "Boundary & Topographic Survey" meets the standards of practice set forth in Rule 61B.004, Survey of the Florida Administrative Code, pursuant to the Florida Surveyor and Mapper Act, Chapter 473, F.S., and the Florida Surveyor and Mapper Board, September 1984, and 6384.

BUILDING SETBACKS:
FRONT= 25.00'
REAR= 10.00'
SIDE= 5.00'

SITE DATA:
IMPERVIOUS AREA = 1,648 SF, 33.0%
PERVIOUS AREA = 3,352 SF, 67%

JOE KOVACH

CERTIFIED TO:

DATE: 11/15/18

NO. 6072.73

DATE: 11/15/18

REVISION

BY: BB

BB

BB

BB

BB

BB

Field Svc: DS1 8.14

Field Bk: 6072.73

Drawn by: BB

Date: 1.9.14

Final Survey DSNG 2.1.16

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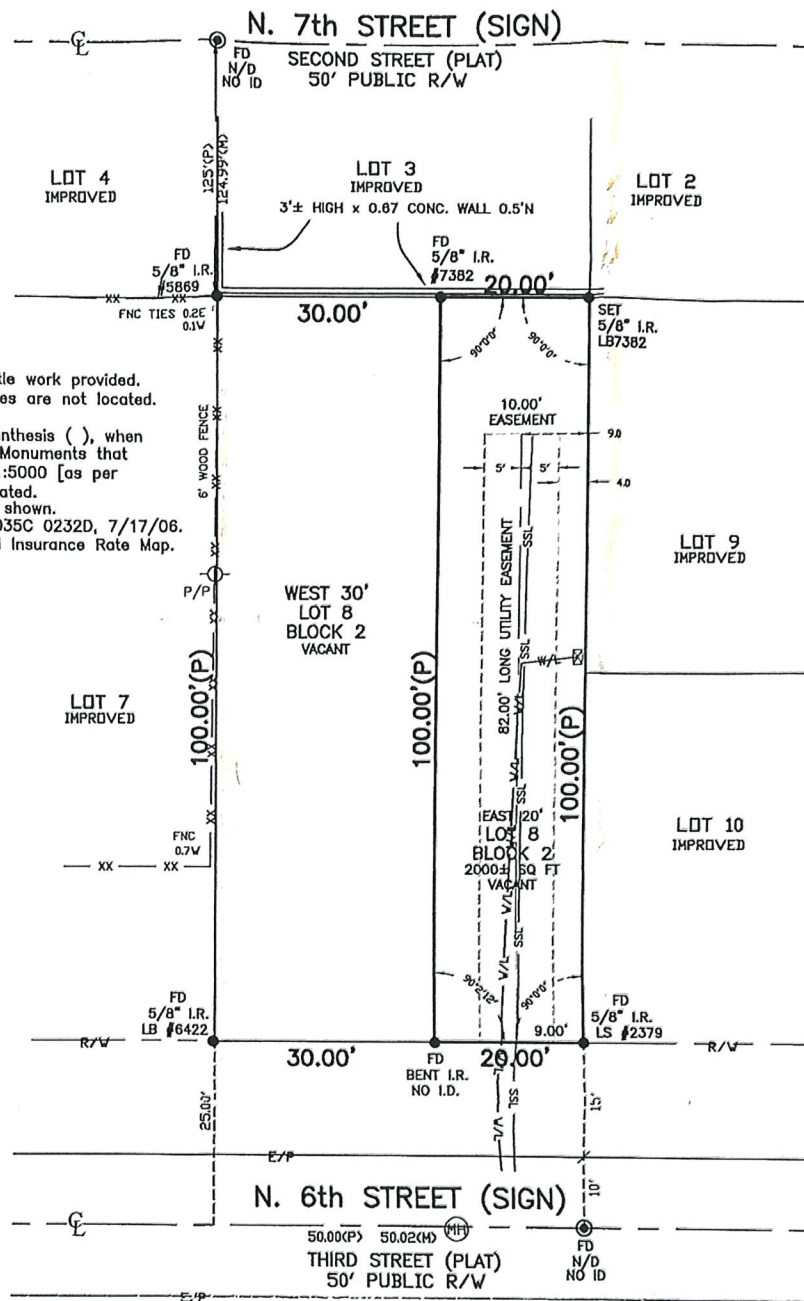


NOTES:

1. Description furnished by client. No title work provided.
2. Underground improvements and utilities are not located.
3. No bearings are shown on plat.
4. Dimension category is shown in parenthesis (), when they differ from record dimensions. Monuments that fall within the suburban closure of 1:5000 [as per 5J-17.051(3)15bii] are not differentiated.
5. Overhead electric not located unless shown.
6. Flood Zone X, Map & Panel No. 12035C 0232D, 7/17/06, as best ascertained from the Flood Insurance Rate Map.

LEGEND:

- C Center Line
- FD Found
- N/D Nail and Disk
- IR Iron Rod
- (P) Plat Bearing & Distance
- (M) Measured Bearing & Distance
- FNC Fence or fence corner
- R/W Right of Way
- E/P Edge of Pavement
- L.B. Licensed Business
- L.S. Licensed Surveyor
- PSM Professional Surveyor & Mapper
- W/L Water Line
- SSL Sewer Line
- FNC Fence or Fence Corner
- (MH) Man Hole



DESCRIPTION:

THE EAST 20' OF LOT 8, BLOCK 2, GEORGE MOODY SUBDIVISION, AS RECORDED IN MAP BOOK 1, PAGE 24, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

SUBJECT TO A PROPOSED

10.00 FOOT UTILITY EASEMENT LYING 5 FOOT EACH SIDE OF AN 82.00 FOOT LINE LAYING 9.00 FOOT WEST AND PARALLEL TO THE EAST LINE OF LOT 8, BLOCK 2, GEORGE MOODY SUBDIVISION, AS RECORDED IN MAP BOOK 1, PAGE 24, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

PREPARED FOR:

-- City of Flagler Beach, FLA

Revised: 08/12/15 proposed 10' easement 1508031 ACS
Revised: Added Water & Sewer Lines. 06/06/14 JMM

TYPE SURVEY: DATE OF FIELD-OFFICE WORK ORDER#
Boundary 05/23/14 05/28/14 1406022 ACS

EAST COAST LAND SURVEYING

11 Coolidge Ave. Suite-J, Ormond Beach FL 32174

PHONE (386) 672-3633 or (386) 437-0123 FAX (386) 672-3635

THE FOREGOING PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

A. Sanzone

05/28/14

ANTHONY SANZONE, PSM# 63097

LB #7382

Not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.

FLAGLER COUNTY PROPERTY APPRAISER



Overview

Legend

- Parcels
- Roads
- Streams and Rivers

Parcel ID	12-12-31-4500-00020-0081	Owner	KOVACH JOSEPH JR & JEANNE A	Land Value	\$18,991	Last 2 Sales			
Prop ID	78568		MOMMAERTS H&W LIFE ESTATE	Ag Land Value	\$0	Date	12/12/2016	Price	0
Class Code	VACANT COMMERCIAL		112 N 6TH ST	Building Value	\$0	8/29/2014	\$90000	Reason	V
Taxing	22		FLAGLER BEACH, FL 32136	Misc Value	\$0			Qual	Q
District		Physical Address	n/a	Just Value	\$18,991				
GIS sqft	2,978.603			Assessed Value	\$18,991				
				Value Exempt	\$0				
				Value Taxable	\$18,991				
				Value					